

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
HELD TUESDAY, JANUARY 3, 2006

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD
MACOMB, MICHIGAN 48042

PRESENT: EDWARD GALLAGHER, CHAIRMAN
DEAN AUSILIO, VICE-CHAIRMAN
MICHAEL D. KOEHS, SECRETARY
MEMBERS: JOA PENZIEN
CHARLES OLIVER
ARNOLD THOEL
DEBORAH ZOLNOSKI

ABSENT: NONE

ALSO PRESENT: Colleen O'Connor, Township Attorney
Jerome R. Schmeiser, Community Planning Consultant
(Additional attendance on file with Clerk)

Call Meeting to Order

Chairman GALLAGHER called the meeting to order at 7:00 p.m.

Pledge of Allegiance

1. Roll Call

Clerk KOEHS called the Roll Call. All members present.

Addition:

1A. Election of Officers 2006

Member THOEL recommended that the Planning Commission Officers remain in the same order. The members of the Planning Commission agreed to the recommendation.

MOTION by THOEL seconded by PENZIEN to re-elect the Planning Commission Officers for 2006 as follows: Edward Gallagher as Chairman, Dean Ausilio as Vice-Chairman, Clerk Michael D. Koehs as Secretary and Arnold Thoel, Joa Penzien, Charles Oliver and Deborah Zolnoski as the Members of the Planning Commission Board.

MOTION carried.

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2. Approval of Agenda Items. (with any corrections)

MOTION by PENZIEN seconded by THOEL to approve the amended agenda as discussed.

MOTION carried.

3. Approval of the December 20, 2005 previous Meeting Minutes

MOTION by OLIVER seconded by ZOLNOSKI to approve the December 20, 2005 Meeting Minutes as submitted.

MOTION carried.

AGENDA ITEMS:

4. **Rezoning; One-Family Suburban Residential (R-1-S) to One-Family Urban Residential (R-1);** Located on the south side of 22 Mile Road, approximately ½ mile east of Romeo Plank Road; Onorio Moscone, Petitioner. Permanent Parcel No. 08-28-126-007.

Jerome R. Schmeiser, Community Planning Consultant, indicated that the petitioner is requesting to rezone the property from R-1-S to R-1, Residential, One Family Urban.

Although the application is not specific, it is presumed that the petitioner will combine the property in question along with the 2 other items on this agenda to develop a single family residential subdivision.

Characteristics of the property in question can be summarized as follows:

Present Use: vacant

Size and Dimensions of Property: 66' x 660' and contain residential structures

The general description of the surrounding properties is as follows:

The properties are zoned and/or developed or developing for single family purposes. In the event all 3 parcels are combined, stub streets from adjacent single family developments must be provided.

The Master Plan depicts the area as single family and the Master Thoroughfare Plan indicates 120 feet of right-of-way for 22 Mile Road. The floodplain map

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indicates that the property is within the 100-year floodplain. A site plan application has not been submitted at this time.

Petitioner Present: Bill Mosher of Apex Engineering.

Mr. Mosher informed the Members of the Commission that the petitioner at some point, intends to combine the parcels as described.

Public Portion: Several Township residents residing near the proposed rezoning requests (items 4, 5, and 6) addressed their concerns relating to the future development of these parcels, specifically, regarding access to the site and connector roads to adjacent residential developments, it was suggested that the Commission consider allowing as much of the wooded/green areas to remain once the development begins.

MOTION by AUSILIO seconded by PENZIEN to forward the recommendation to the Township Board of Trustees to approve the petitioner's request to rezone the property from Suburban Residential (R-1-S) to One-Family Urban Residential (R-1) Permanent Parcel No. 08-28-126-007 pursuant to the recommendation of the Community Planning Consultant as follows:

The Community Planning Consultant recommended that the rezoning of the property be approved for the following reasons:

- 1. The proposed rezoning is consistent with the goals of the Master Plan.**
- 2. The proposed rezoning is consistent with the development of the surrounding properties.**

MOTION carried.

- 5. Rezoning; Agriculture (AG) to One-Family Urban Residential (R-1);** Located on the south side of 22 Mile Road, approximately ½ mile east of Romeo Plank Road; Onorio Moscone, Petitioner. Permanent Parcel No. 08-28-126-008.

Jerome R. Schmeiser, Community Planning Consultant, indicated that the petitioner is requesting to rezone from AG to R-1, One Family, Urban.

Characteristics of the property in question can be summarized as follows:

Present Use: vacant

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Size and Dimensions of Property: 66' x 660' and contains 1 acre.

The general description of the surrounding properties is as follows:

The properties are zoned and/or developed or developing for single family purposes. In the event all 3 parcels are combined, stub streets from adjacent single family developments must be provided.

The Master Plan depicts the area as residential and the Master Thoroughfare Plan indicates 120 feet of right-of-way for 22 Mile Road.

The floodplain map indicates that the property is within the 100-year floodplain.

A site plan application has not been submitted at this time.

Petitioner Present: Bill Mosher

Public Portion: Refer to agenda item number 4

MOTION by OLIVER seconded by ZOLNOSKI to forward the recommendation to the Township Board of Trustees to approve the request to rezone the property from Agriculture (AG) to One-Family Urban Residential (R-1); Permanent Parcel No. 08-28-126-008 pursuant to the recommendation of the Community Planning Consultant as follows:

The Community Planning Consultant recommended that the rezoning of the property be approved for the following reasons:

- 1. The proposed rezoning is consistent with the goals of the Master Plan.**
- 2. The proposed rezoning is consistent with the development of the surrounding properties.**

MOTION carried.

- 6. Rezoning; Agriculture (AG) to One-Family Urban Residential (R-1);** Located on the south side of 22 Mile Road, approximately ½ mile east of Romeo Plank Road; Onorio Moscone, Petitioner. Permanent Parcel No. 08-28-200-001.

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Jerome R. Schmeiser, Community Planning Consultant, indicated that the petitioner is requesting to rezone the property from AG to R-1, Residential, One Family Urban.

Characteristics of the property in question can be summarized as follows:

Present Use: a residential structure

Size and Dimensions of Property: 203' x 1340' and contains 6.25 acres

The general description of the surrounding properties is as follows:

The properties are zoned and/or developed or developing for single family purposes. In the event all 3 parcels are combined, stub streets from adjacent single family developments must be provided.

The Master Plan depicts the area as residential and the Master Thoroughfare Plan indicates 120 feet of right-of-way for 22 Mile Road.

The floodplain map indicates that the property is within the 100-year floodplain. A site plan application has not been submitted at this time.

Petitioner Present: Bill Mosher

Public Portion: Refer to agenda item number 4

MOTION by AUSILIO seconded by PENZIEN to forward the recommendation to the Township Board of Trustees to approve the petitioner's request to rezone the property from Agriculture (AG) to One-Family Urban Residential (R-1); Permanent Parcel No. 08-28-200-001 pursuant to the recommendation of the Community Planning Consultant as follows:

The Community Planning Consultant recommended that the rezoning of the property be approved for the following reasons:

- 1. The proposed rezoning is consistent with the goals of the Master Plan.**
- 2. The proposed rezoning is consistent with the development of the surrounding properties.**

MOTION carried.

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7. **Ground Sign; American Heartland Building B;** Located on the northwest corner of Deneweth Road and Hall Road; RCM Properties, LLC, Petitioner. Permanent Parcel No. 08-35-454-010.

Jerome R. Schmeiser, Community Planning Consultant, indicated that the petitioner is requesting a site plan approval for a ground sign for the American Heartland Office building.

The sign will be situated 26.5' from Hall Road and 26' from the east side of the entrance driveway. The existing sign will be removed and the proposed sign will be situated approximately 6' east of the old sign location. The new sign face will measure 4' high by 8' and will measure 4' 11 1/4 "in total height.

Petitioner Present: Les Whitcomb

Public Portion: None

MOTION by KOEHS seconded by THOEL to approve the Ground Sign; American Heartland Building B; Permanent Parcel No. 08-35-454-010 pursuant to the recommendation of the Community Planning Consultant as follows:

The Community Planning Consultant recommended that the ground sign be approved with the standard conditions of the Planning Commission, including:

1. **That Section 10.0319 of the Zoning Ordinance be met.**
2. **That the surface area of one side of the sign be limited to 32 square feet.**
3. **That a \$500.00 cash bond be posted assuring the installation of the sign as approved.**

MOTION carried.

8. **Temporary Ground Sign; Westminister Subdivision #1;** Located on the north side of 22 Mile Road, 1/4 mile east of Hayes Road; Pulte Land Company, LLC, Petitioner. Permanent Parcel No. 08-19-200-012.

Jerome R. Schmeiser, Community Planning Consultant, indicated that the petitioner is requesting approval to locate a temporary ground sign for Westminister Subdivision, currently zoned R-1.

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The application submitted by the petitioner indicates that it will be 5' wide and 9.5' and contain a sign face of 32 square feet.

The site plan submitted indicates that the sign will be located within the 20' dedicated landscape area on the northwest corner of 22 Mile and Grace Church Road. The sign will set back 10' from 22 Mile Road and 43' from Grace Church Road.

Petitioner Present: Kevin Christiansen

Public Portion: None

MOTION by KOEHS seconded by THOEL to approve the Temporary Ground Sign for one (1) year for the Westminister Subdivision #1; Permanent Parcel No. 08-19-200-012 pursuant to the recommendation of the Community Planning Consultant as follows:

The Community Planning Consultant recommended that the temporary ground sign be approved as requested with the standard conditions:

1. That Section 10.0319 of the Zoning Ordinance be met.
2. That the face of the ground sign be limited to 32 square feet.
3. That a \$500.00 cash bond be posted assuring the construction of the sign as approved.
4. That the temporary ground sign is granted for one year, at which time, if the petitioner wishes to continue, the petitioner will then have to come back to the Planning Commission for an extension.

The Consultant suggests that a \$500.00 bond be posted assuring the construction of a sign as approved. Upon receipt by the petitioner for a final inspection, and subsequent approval by the Building Department, the bond can be released.

MOTION carried.

9. **Ground Sign(s); Westminister Subdivision #1;** Located on the north side of 22 Mile Road, ¼ mile east of Hayes Road; Pulte Land Company, LLC, Petitioner. Permanent Parcel No. 08-19-200-012.

Jerome R. Schmeiser, Community Planning Consultant, indicated that the

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petitioner is requesting approval to locate two ground signs for Westminister Subdivision, currently zoned R-1.

The application submitted by the petitioner indicates that they will maintain an overall install width of 11' and height of 5' and will contain a sign face of approximately 16 square feet.

The site plan submitted indicates that the signs will be located within the 20' dedicated landscape area on the northeast and northwest corners of 22 Mile and Grace Church Roads. The sign will set back 10' from 22 Mile Road and 15' from Grace Church Road-- on the northwest corner of the intersection and 10' from 22 Mile and 21' from Grace Church Road-- on the northeast corner of the intersection.

Petitioner Present: Kevin Christiansen

Public Portion: None

MOTION by AUSILIO seconded by PENZIEN to approve both Ground Sign(s); Westminister Subdivision #1; Permanent Parcel No. 08-19-200-012. The signs will be located within the 20' dedicated landscape area on the northeast and northwest corners of 22 Mile and Grace Church Roads as discussed. This approval is based on and pursuant to the Community Planning Consultants recommendations as follows:

The Community Planning Consultant recommended that the ground sign be approved as requested with the standard conditions:

- 1. That Section 10.0319 of the Zoning Ordinance be met.**
- 2. That the ground sign be limited to 32 square feet.**
- 3. That a \$ 500.00 cash bond be posted assuring the construction of the sign as approved.**

The Consultant suggests that a \$500.00 bond be posted assuring the construction of a sign as approved. Upon receipt by the petitioner for a final inspection and subsequent approval by the Building Department the bond can be released.

MOTION carried.

- 10. Special Land Use; Urban Essentials, Inc.; Located on the northeast corner of 23 Mile Road and Regency Center Drive; Randy Chartier & Thomas Kreusel, Petitioner. Permanent Parcel No. 08-17-300-013.**

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This matter was requested to be tabled to the February 7, 2006 Planning Commission meeting at the petitioner's written request.

11. **Ground Sign; Urban Essentials, Inc.;** Located on the northeast corner of 23 Mile Road and Regency Center Drive; Randy Chartier & Thomas Kreusel, Petitioner. Permanent Parcel No. 08-17-300-013.

This matter was requested to be tabled to the February 7, 2006 Planning Commission meeting at the petitioner's written request.

12. **Special Land Use; Milano Industrial Subdivision #2 (Lots 16 & 17);** Located on the east side of Milano Drive, north of 23 Mile Road; Leone Construction, Petitioner. Permanent Parcel Nos. 08-18-455-003 & 004.

Jerome R. Schmeiser, Community Planning Consultant, indicated that the petitioner is requesting special land use and site plan approval for an industrial building on the above described property. The special land use permit is necessary because the petitioner is providing 1160 square feet of outside storage versus 1,000 square feet allowed.

Characteristics of the property in question can be summarized as follows:

Current Zoning: M-1

Present Use: vacant

Size and Dimensions of Property: 306' x 286.32' and contains 2.01 acres

The surrounding properties are zoned and developed for industrial purposes.

The Master Plan depicts the area as industrial and the Master Thoroughfare Plan indicates 70 feet of right-of-way for Milano Drive.

The Building Official indicates that the property is not within the 100-year floodplain.

The site plan submitted by the petitioner indicates the following:

A 32,332 square foot building will be constructed on the site, set back 72' from Milano and 51' from each side property line.

A 50' setback is provided along the east property line.

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Access to the site will be provided via 2 drives, on the north and other to the south side of the building, with circulation around the building along with 66 parking spaces.

The building will be divided into 12 shops—8 with 1763 square feet and 4 with 2,989 square feet. Each shop area will be provided with 522 square feet and/or 649 square feet of office space.

Dumpster areas are shown in the northeast and southeast corners of the site. Loading areas are provided as well as outside storage areas of 1160 square feet. No commercial use of the property is permitted by the zoning ordinance and none is proposed.

A sign is shown in the southwest corner of the site, setback 25' from Milano. The sign will measure 3.5' x 9' with an overall height of 5'.

Petitioner Present: Philip Leone

Member THOEL discussed the parking requirements with the Community Planning Consultant.

Public Portion: None

MOTION by KOEHS seconded by THOEL to approve the Special Land Use; Milano Industrial Subdivision #2 (Lots 16 & 17) Permanent Parcel Nos. 08-18-455-003 & 004 pursuant to the recommendations of the Community Planning Consultants as stated as follows:

It is recommended that the special land use permit be approved for an oversized outside storage area (from 1,000 square feet allowed to 1160 square feet proposed). Since the proposed use complies with the standards set forth in Section 10.2401(B)(5)(a), as follows:

- 1. The proposed oversized outside storage area is in such location, size and character that it will be harmonious with the appropriate and orderly development of the surrounding neighborhood and/or vicinity, and shall be in compliance with the applicable regulations of the zoning district in which it is to be located.**
- 2. The proposed oversized outside storage area appears to be of such nature that vehicular and pedestrian traffic would not be more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow; proximity and relationship to intersections, adequacy of**

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sight distances; location and access of off-street parking; and provisions for pedestrian traffic, with particular attention paid to minimizing child-vehicle interfacing.

3. The proposed oversized outside storage area appears to be designed, with respect to the location, size, and intensity, site layout and periods of operation of any such proposed use, to eliminate any possible nuisance emanating therefrom which might be noxious, whether by reason of dust, noise, fumes, vibration, smoke or lights to others.
4. The proposed oversized outside storage area is such that the proposed location and height of buildings or structures, and the location, nature and height of walls, fences and landscaping, should not interfere with or discourage the appropriate development and use of adjacent land and buildings, or unreasonably affect the value of the land and/or buildings.
5. The proposed oversized outside storage area appears to relate harmoniously with the physical and economic aspects of adjacent land uses with regard to prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the Township.
6. The proposed oversized outside storage area is necessary for the public convenience at the proposed location.
7. The proposed oversized outside storage area is so designed, located and planned, and may be operated in such a manner that the public health, safety and welfare should be protected.
8. The proposed oversized outside storage area should not be detrimental or injurious to the neighborhood within which it is to be located, nor should such use operate as a deterrent to future land uses permitted within said zoning district, and such use should be in harmony with the general purpose and intent of the Zoning Ordinance.

MOTION carried.

13. **Site Plan Review; Milano Industrial Subdivision #2 (Lots 16 & 17);** Located on the east side of Milano Drive, north of 23 Mile Road; Leone Construction, Petitioner. Permanent Parcel Nos. 08-18-455-003 & 004.

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Jerome R. Schmeiser, Community Planning Consultant, indicated that the petitioner is requesting special land use and site plan approval for an industrial building on the above described property. The special land use permit is necessary because the petitioner is providing 1160 square feet of outside storage versus 1,000 square feet allowed.

Characteristics of the property in question can be summarized as follows:

Current Zoning: M-1

Present Use: vacant

Size and Dimensions of Property: 306' x 286.32' and contains 2.01 acres

The general description of the surrounding properties are zoned and developed for industrial purposes.

The Master Plan depicts the area as industrial and the Master Thoroughfare Plan indicates 70 feet of right-of-way for Milano Drive

The Building Official indicates that the property is not within the 100-year floodplain.

The site plan submitted by the petitioner indicates the following: A 32,332 square foot building will be constructed on the site, set back 72' from Milano and 51' from each side property line. A 50' setback is provided along the east property line.

Access to the site will be provided via 2 drives, one on the north and other to the south side of the building, with circulation around the building along with 66 parking spaces.

The building will be divided into 12 shops—8 with 1763 square feet and 4 of 2,989 square feet. Each shop area will be provided with 522 square feet and/or 649 square feet of office space.

Dumpster areas are shown in the northeast and southeast corners of the site. Loading areas are provided as well as outside storage areas of 1160 square feet.

No commercial use of the property is permitted by the zoning ordinance and none is proposed.

A sign is shown in the southwest corner of the site, setback 25' from Milano. The sign will measure 3.5' x 9' with an overall height of 5'.

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Petitioner Present: Philip Leone

Public Portion: None

MOTION by AUSILIO seconded by PENZIEN to approve the Site Plan Review; Milano Industrial Subdivision #2 (Lots 16 & 17); Permanent Parcel Nos. 08-18-455-003 & 004 pursuant to the recommendation of Community Planning Consultants as follows:

The Community Planning Consultant recommended that the site plan be approved with the standard conditions of the Planning Commission, including:

- 1. The parking areas to be properly graded, drained and paved within one (1) year's time to the satisfaction of the Township Engineer. Posts to be installed in parking areas to protect exit doors, gas meters, etc.**
- 2. The petitioner to comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage figures, and recorded easements in connection with this site plan are true and accurate as they provide the basis for this recommendation. The approval is given with the understanding that any structures such as signs, walls, tanks, etc., planned for the site will not be located in any utility easement or properties set aside for drains, sewers or water facilities unless an easement agreement is signed with the governing authority controlling the easement or property.**
- 3. The front yard area and the areas between street line and sidewalks to be planted with grass and trees, and maintained. No stones or loose materials are permitted in the areas between the sidewalk and street; however a greenbelt with a three (3) foot cement strip along the curb or street line is permitted.**
- 4. The curb radii, curb cuts, including their location, deceleration lanes, bypass lanes and other geometrics and designs, are subject to approval by the County Road Commission, Michigan Department of Transportation, and the Township Engineer.**
- 5. Sidewalks to be provided to the satisfaction of the Township Engineer.**
- 6. Light fixtures or light standards must have deflectors or shields for positive cut-off of direct beams of light, or glare from bulbs or fixture lenses, shining or casting light onto adjacent properties. All fixtures**

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under canopies must be installed with flat lenses as indicated by the industry.

- 7. That the trash or dumpster pad area be enclosed on three sides with a six (6) foot wall and be secured with screened gates. All walls to be constructed with a masonry pointed cap, the angle of the pointed cap to be 45 degrees. If additional dumpsters are to be located on the site, each must be enclosed in like manner.**
- 8. An acceptable method of surety, such as a corporate surety bond or cash bond, in an amount approved by the Township Engineer, be posted, assuring the Township the property will be developed within two (2) years in accordance with the plan and elevations. If not developed with two (2) years from date of site plan approval, the petitioner will have to appear before the Planning Commission for consideration of an extension of the two year time period. The bond must be posted prior to receiving construction permits from the Township Water/Sewer Department.**
- 9. The petitioner/applicant may request the release of the site plan bond when the site has been completed in accordance with all conditions made part of this approval and contained herein. The request for release must be in writing and accompanied by 2 copies of the "As Built Plans". The "As Built Plan" will be compared with the stamped approved Site Plan Drawing to help determine the readiness for release of said bond.**
- 10. That handicap parking be provided per the requirements of the State and the ADA (American Disabilities Act).**
- 11. That all signs be designated on the site plan and meet the Township requirements.**
- 12. That the petitioner meets with the Michigan Department of Environmental Quality (MDEQ) regarding floodplains and/or wetlands to determine any building limitations.**
- 13. MDEQ- That specific conditions and approvals regarding changes to the 100 year flood plain be done so with the understanding that the petitioner shall seek and obtain map revisions or amendments to reflect the lower amendment on the flood plain map as prepared by FEMA, prior to the issuance of any building permits.**

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14. That any required walls or greenbelts be constructed/installed prior to the issuance of a Certificate of Occupancy. All walls to be constructed with a masonry pointed cap, the angle of the point to be 45 degrees. All walls must be constructed on a continuous foundation. The "hung" type wall, that is with panels on channeled pillars, shall not be allowed.
15. That the petitioner provide proper drainage (storm and sanitary) and a proper water supply in accordance with the standards of the Township Water and Sewer Department and the County Drain office.
16. That the petitioner properly name any proposed streets or private drives that may be due on the site and coordinate said names with the Macomb Township Supervisor's Office. Addresses are assigned after site plan approval. The petitioner must coordinate said street names with the Macomb Township Supervisor's office and submit (2) plans on 11" x 17" paper.
17. That any future splitting and/or division of any portion of the property or additions to the property, approved in this plan, be reconsidered by the Assessor and Planning Commission. That all splits be approved by the Tax Assessor.
18. That in the case of structures in commercial zones, that the roof mounted appliances and fixtures shall be effectively screened on all sides by the roof line so as not to be visible from off the site.
19. That in the case of commercial zones, that the outdoor storage and display of merchandise is prohibited.
20. That all requirements of the Zoning Ordinance be met.
21. Since the matter being considered is a revised site plan, then all conditions of the earlier approval that may apply to other features of the plan not being considered for the current revision, and whether or not they are noted on the plan herein presented, are to remain in full force and effect.
22. That the petitioner be aware that a Certificate of Zoning Compliance and a Certificate of Occupancy must be obtained prior to the occupation of the proposed building.
23. That the site plan include a site illumination plan containing a detailed profile of each classification of lighting fixture. Further, that the plan

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provide that no lights or glare from lights will shine into the abutting residential areas.

- 24. That the petitioner understands that if the property(ies) involved in this application are not yet split or combined into a single parcel, that an application for split/combination must be submitted and approved by the Assessor's Office. The petitioner must also understand that all codes and ordinances relating to said split/combination must be adhered to including any variances requested or any other actions involving Macomb Township. It is also noted that delays may be necessary in the split/combination procedure because of subsequent public hearings involving variance requests.**

In the case of a Site Plan application, an application for said split/combination must be reviewed and approved by the Assessor's Office prior to the issuance of Building Permits. In the case of a Site Condominium or Subdivision Plat application, an application for said split/combination must be approved by the Assessor's Office before the petitioner may submit an application for their next approval step as prescribed by the Macomb Township Land Division Ordinance #17.

This conditional approval does not provide any assurance or guarantee that any required split or split/combination, that was not in place prior to this approval, will be approved by any other Township body or other governmental unit.

MOTION carried.

- 14. Technical Change to Site Plan; St. John Health Systems & Medical Center; Located on the south side of 23 Mile Road, 490 feet west of Romeo Plank Road; St. John Health System, Petitioner. Permanent Parcel No. 08-20-200-031.**

Jerome R. Schmeiser, Community Planning Consultant, indicated that the petitioner is requesting a technical change involving a revised plan to relocate the dumpster location in the southwest corner of the westerly most building to a point exceeding 15' from the building. The Fire Department requires that all dumpsters be situated at least 15' from the building.

Characteristics of the property in question can be summarized as follows:

Current Zoning: O-2

Present Use: Planned for medical facilities by St. John Hospital

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The revised site plan submitted by the petitioner indicates the following: The dumpster location has been reconfigured from a dimension of approximately 12' x 15' to an area of approximately 30' x 30'. The petitioner plans to locate the dumpster somewhere within that 30' x 30' area. According to the plan, the dumpster could be located immediately adjacent to the building.

No other changes are proposed for the plan.

The Community Planning Consultant recommended that the revised site plan be approved with the standard conditions of the Planning Commission, including:

1. The parking areas to be properly graded, drained and paved within one (1) year's time to the satisfaction of the Township Engineer. Posts to be installed in parking areas to protect exit doors, gas meters, etc.
2. The petitioner to comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage figures, and recorded easements in connection with this site plan are true and accurate as they provide the basis for this recommendation. The approval is given with the understanding that any structures such as signs, walls, tanks, etc., planned for the site will not be located in any utility easement or properties set aside for drains, sewers or water facilities unless an easement agreement is signed with the governing authority controlling the easement or property.
3. The front yard area and the areas between street line and sidewalks to be planted with grass and trees, and maintained. No stones or loose materials are permitted in the areas between the sidewalk and street; however a greenbelt with a three (3) foot cement strip along the curb or street line is permitted.
4. The curb radii, curb cuts, including their location, deceleration lanes, by pass lanes and other geometrics and designs, are subject to approval by the County Road Commission, Michigan Department of Transportation, and the Township Engineer.
5. Sidewalks to be provided to the satisfaction of the Township Engineer.
6. Light fixtures or light standards must have deflectors or shields for positive cut-off of direct beams of light, or glare from bulbs or fixture lenses, shining or casting light onto adjacent properties. All fixtures under canopies must be installed with flat lenses as indicated by the industry.

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7. That the trash or dumpster pad area be enclosed on three sides with a six (6) foot wall and be secured with screened gates. All walls to be constructed with a masonry pointed cap, the angle of the pointed cap to be 45 degrees. If additional dumpsters are to be located on the site, each must be enclosed in like manner.
8. An acceptable method of surety, such as a corporate surety bond or cash bond, in an amount approved by the Township Engineer, be posted, assuring the Township the property will be developed within two (2) years in accordance with the plan and elevations. If not developed within two (2) years from date of site plan approval, the petitioner will have to appear before the Planning Commission for consideration of an extension of the two year time period. **The bond must be posted prior to receiving construction permits from the Township Water/Sewer Department.**
9. The petitioner/applicant may request the release of the site plan bond when the site has been completed in accordance with all conditions made part of this approval and contained herein. **The request for release must be in writing and accompanied by 2 copies of the "As Built Plans"**. The "As Built Plan" will be compared with the stamped approved Site Plan Drawing to help determine the readiness for release of said bond.
10. That handicap parking be provided per the requirements of the State and the ADA (American Disabilities Act).
11. That all signs be designated on the site plan and meet the Township requirements.
12. That the petitioner meet with the Michigan Department of Environmental Quality (MDEQ) regarding floodplains and/or wetlands to determine any building limitations.
13. MDEQ- That specific conditions and approvals regarding changes to the 100 year flood plain be done so with the understanding that the petitioner shall seek and obtain map revisions or amendments to reflect the lower amendment on the flood plain map as prepared by FEMA, prior to the issuance of any building permits.
14. That any required walls or greenbelts be constructed/installed prior to the issuance of a Certificate of Occupancy. All walls to be constructed with a masonry pointed cap, the angle of the point to be 45 degrees. All walls must be constructed on a continuous foundation. The "hung" type wall, that is with panels on channeled pillars, shall not be allowed.

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15. That the petitioner provide proper drainage (storm and sanitary) and a proper water supply in accordance with the standards of the Township Water and Sewer Department and the County Drain office.
16. That the petitioner properly name any proposed streets or private drives that may be due on the site and coordinate said names with the Macomb Township Supervisor's Office. Addresses are assigned after site plan approval. The petitioner must coordinate said street names with the Macomb Township Supervisor's office and submit (2) plans on 11" x 17" paper.
17. That any future splitting and/or division of any portion of the property or additions to the property, approved in this plan, be reconsidered by the Assessor and Planning Commission. That all splits be approved by the Tax Assessor.
18. That the case of structures in commercial zones that roof mounted appliances and fixtures shall be effectively screened on all sides by the roof line so as not to be visible from off the site.
19. That in the case of commercial zones that outdoor storage and display of merchandise is prohibited.
20. That all requirements of the Zoning Ordinance be met.
21. Since the matter being considered is a revised site plan, then all conditions of the earlier approval, that may apply to other features of the plan not being considered for the current revision and whether or not they are noted on the plan herein presented, are to remain in full force and effect.
22. That the petitioner be aware that a Certificate of Zoning Compliance and a Certificate of Occupancy must be obtained prior to the occupation of the proposed building.
23. That the site plan include a site illumination plan containing a detailed profile of each classification of lighting fixture. Further, that the plan provide that no lights or glare from lights will shine into the abutting residential areas.
24. That the petitioner understands that if the property(ies) involved in this application are not yet split or combined into a single parcel, that an application for split/combination must be submitted and approved by the Assessor's Office. The petitioner must also understand that all codes and ordinances relating to said split/combination must be adhered to including

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any variances requested or any other actions involving Macomb Township. It is also noted that delays may be necessary in the split/combination procedure because of subsequent public hearings involving variance requests.

In the case of a Site Plan application, an application for said split/combination must be reviewed and approved by the Assessor's Office prior to the issuance of Building Permits. In the case of a Site Condominium or Subdivision Plat application, an application for said split/combination must be approved by the Assessor's Office before the petitioner may submit an application for their next approval step as prescribed by the Macomb Township Land Division Ordinance #17.

This conditional approval does not provide any assurance or guarantee that any required split or split/combination that was not in place prior to this approval will be approved by any other Township body or other governmental unit.

25. That a barrier(s) be provided within the 30' x 30' dumpster area that will prohibit the location of the dumpster closer than 15' to the building.

Petitioner Present: Tom Edwards and Jonathan Webster

Public Portion: None

The Members of the Planning Commission addressed their concerns regarding revisions that are needed to the site plan including, an indication as to the new location of the dumpster that should be enclosed on three sides with walls and a swinging gate. The fuel operated generator location must be shown on the plan subject to the requirements of the Township Zoning Ordinance. After due consideration, Mr. Edwards requested that the matter be tabled indefinitely to address the issues that remain with the site plan as discussed.

MOTION by AUSILIO seconded by PENZIEN to table this matter indefinitely pursuant to the petitioner's request for review of the Technical Change to Site Plan; St. John Health Systems & Medical Center; Permanent Parcel No. 08-20-200-031.

MOTION carried.

15. **Ground Sign; Stratford Plaza;** Located on the southeast corner of 23 Mile Road and Card Road; Michigan Sign Company, Petitioner. Permanent Parcel No. 08-23-100-029

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Jerome R. Schmeiser, Community Planning Consultant, indicated that the petitioner is requesting a site plan approval for a Ground Sign in Stratford Plaza.

The proposed sign will be situated on 23 Mile Road, setback 20' from the right-of-way line. The proposed sign will measure 59" in total high x 10' in total length and will contain approx. 32 square feet of sign face. It is noted that 2 unapproved signs exist on the property; one fronting on 23 Mile and the other on Card Road.

The Community Planning Consultant recommended that the ground sign be approved with the standard conditions of the Planning Commission, including:

1. That Section 10.0319 of the Zoning Ordinance be met.
2. That the surface area of one side of the sign be limited to 32 square feet.
3. That a \$500.00 cash bond be posted assuring the installation of the sign as approved.

This recommendation is made with the understanding that the 2 unapproved signs will be removed from the property prior to the Commission's action to approve the permanent ground sign. It is further noted that this recommendation for approval does not include any other ground signs temporary or permanent for the property in question.

Further, this approval does not address any issues of zoning compliance or certificates of occupancy for the plaza. A field check notes that the landscaping has not been complete and building and parking areas remain under construction. The members of the Commission expressed their concerns regarding the 2 unapproved signs that exist on the property. After due consideration the petitioner requested to table the matter indefinitely to address the issues with the two unapproved signs.

Petitioner Present: Gary Glover

Public Portion: None

MOTION by THOEL seconded by ZOLNOSKI to table the matter indefinitely at the petitioner's request for consideration of the Ground Sign Request for the Stratford Plaza; Permanent Parcel No. 08-23-100-029

MOTION carried.

PLANNING CONSULTANTS COMMENTS: None

PLANNING COMMISSION COMMENTS: None

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16. Motion to receive and file all correspondence in connection with this agenda.

MOTION by PENZIEN seconded by AUSILIO to receive and file all correspondence in connection with this agenda.

MOTION carried.

ADJOURNMENT:

MOTION by KOEHS seconded by ZOLNOSKI to adjourn this meeting at 8:07 p.m.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

Michael D. Koehs, CMC
Macomb Township Clerk
MDK/gmh